

Inter-Island Telegraph

On and After the 2nd of March

Messages in plain language will be accepted for transmission between the places mentioned below:

HONOLULU, Oahu.
KA LAU, Molokai.
MAUNALEI, LANAI and LAHAINA, Maui.

The charge for such messages will be at the rate of 20 cents per word of 15 letters (minimum charge, \$2.00) until further notice.

When telephone connections are available messages may be handed to the telephone company to be forwarded to destinations other than those mentioned above.

In other cases special messengers may be employed.
The cost of special delivery is not included in the charge of 20 cents per word. If the cost is known it must be paid by the sender when the message is handed in. If unknown, it must be paid by the addressee when the message is delivered.

Honolulu Office, Magoon Bld'g
UPSTAIRS.

New Books—New Books

GOLDEN RULE BAZAAR.

"Chloris of the Island," by H. B. M. Watson.

"The Infidel," by M. E. Braddon.

"Falaize, the Town of the Conqueror," by Anna Bowman Dodd.

"The Little Bible," for young people, by Mackall.

"The Expatriates," by Lillian Bell.

"The Conspirators," by Robert W. Chambers.

"Afloat and Afloat," by F. R. Stockton.

"The Paganry of Life," by Whitley.

"The Stick Minister's Wooing," by E. R. Crockett.

"The Bennett Twins," by Hurd.

"The Weird Orient," by Ilwili.

"How to Tell a Story," by Mark Twain.

"Stringtown On the Pike," by John Uri Lloyd.

"Concerning Children," by Charlotte Perkins Gilman.

"The Gentle Art of Cooking Wives," by Worthington.

"How to Cook Husbands," by Worthington.

"The Wild Animal Play," by Ernest Seton Thompson.

"The Problem of Asia," by Capt. A. T. Mahan, U. S. N.

"The Cardinal's Snuffbox," by Henry Harland.

"The Cardinal's Rose," by Van Tassel Sutphen.

"The Crisis in China," by Beresford, Colquhoun and others.

"The Waters of Edera," by Ouida.

And many other new books received per Zealandia.

316 FORT ST.

The Sanitary Steam Laundry

COMPANY, LTD.

IS NOW READY TO DO

All Kinds of Laundry Work...

SATISFACTORY WORK GUARANTEED.

WHITE LABOR ONLY EMPLOYED.

Laundry—Kawalahao Street, near South.
Up-Town Office—116 Hotel Street; old Elite Building.

Telephone Main 73

ALL ORDERS WILL RECEIVE PROMPT ATTENTION.

CONSOLIDATED SODA WATER WORKS CO., LIMITED.

All the latest and most approved machinery used by us.

The Oldest Soda Works ON THE ISLANDS.

PURITY IS OUR MOTTO.

Phone 71. Fort and Allen Sts.
WING WO CHAN & CO.

Ebony Furniture, Cigars and Tobaccos, Chinese and Japanese Teas, Crockery, Mattings, Vases, Camphorwood Trunks, Rattan Chairs.

Silks and Satins
.....OF ALL KINDS.
210-212 Nuuanu Street.

BEAVER LUNCH ROOMS
H. J. NOLTE, Proprietor.

Fort Street, Opposite Wilder & Co. FIRST-CLASS LUNCHEONS SERVED. With Tea, Coffee, Soda Water, Ginger Ale or Milk. Open from 7 a. m. to 10 p. m. Smokers' Requisites a Specialty.

TAILORING

LATE FOREMAN FOR J. D. TREG-LOAN.

Has Just Received Some Very Neat Spring Goods for Gentlemen.

TAILORING

FORT AND KUKUI STS.

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REAL ESTATE SITUATION

Various Dealers Give Their Views.

INTERESTING TESTIMONY

Letters From Geo. B. McClellan, L. C. Ables and Geo. Paris.

"I do not think," said L. C. Ables, the well-known real estate agent, to an Advertiser reporter yesterday afternoon, "that the inability of small home-seekers to find property to suit their tastes and purses should be laid at the door of the real estate men. The fault lies rather with our capitalists, the wealthy land owners of large estates, a few of whom completely control the market at the present time. It is not of vital importance to them to sell unless they get the price that they themselves set upon their property; neither will they do so."

"One of these property owners came to me some time ago with a proposition to sell me certain land for the sum of \$50,000. I was willing to act as his agent, to survey the property, and told him that I should have little difficulty in disposing of the land if he would let me divide it into lots and sell the same on easy terms. This he promptly refused; nor is he the only similarly circumstanced man who thinks and acts in the same manner. Until these large property owners can be reasoned into allowing their lands to be made available by subdivision and extended payments, the small home-seeker will be seeking for some time to come."

"We middle men are not reaping a harvest by any means; we have plenty of enquiries, but we cannot get the handling of the lands. It is to the large and wealthy owners that the appeal must be made."

"In defense of the so-called fictitious values, it must be remembered that it is hardly to be compared with Honolulu fairly with any city on the Mainland. We are not similarly circumstanced at all. Improvements cost practically a third more here, besides the extra cost of living, etc., all of which causes tend to raise the values of improved properties. Advertising rates are higher here than on the Mainland, because other conditions compel such a tariff. You cannot focus Honolulu real estate with the same glass with which you survey that of California. We are an isolated community here. A house that would appear to an intelligent newcomer to have cost say \$2,000 will have cost at least a third more than that amount."

"No; I do not think that we have had a boom here; neither do we want one. We have weathered the cholera and the plague, but a boom would be the last straw. One thing that is affecting values at the present moment is the uncertainty of the actions of our Legislature. Our revenues have been greatly reduced by the loss of our custom house and postoffice, and it is only natural that there should be no variation in prices until some definite knowledge of how these losses are to be counterbalanced is attained."

"Foreign capital has not invested largely here; indeed the amount of outside money expended in this way has not affected the market one iota. With the coming of the cable there will no doubt be a greater demand, but for a long time yet outside opinions will continue to disregard the small area of our territory and the fact that it is not a newly settled country where fortunes can be made by the first arrivals."

"Folks from the States have been so long used to associating the opening up of a new territory with a wild rush for claims that the discovery of a fixed and, to them, exorbitant price on all the ground apparently available causes them to gasp. You are too high in your prices and are trying to boom the City." It must, too, be remembered that there are many long leases that are soon to be ended, at the expiration of which there will be bargains for those quick enough to secure them. As it is, there is plenty of land at reasonable figures a little way out. But if you want reductions in values apply to the capitalists of our City. It is no fault of the real estate agent."

FROM MR. MCLELLAN.

Honolulu, T. H., March 28, 1901.

Editor Advertiser: In connection with the question of excessive prices for residence real estate in Honolulu, I would like to draw attention to the fact that one of the chief elements of the problem has been overlooked, viz: our temporary lack of good transportation to suburban property.

There is a large amount of outlying residence property which has already been platted, and a considerable part of which has already been sold to future home builders, but it is not available for use at present for lack of rapid transit. As long as the population is compelled to remain within a circumscribed limit, property within that limit is bound to be high-priced, but outside of the present limits of transportation, in Kelihi, Kaimuki, Palolo, College Hills and elsewhere, there is an abundance of desirable residence lots at moderate prices, quite within the reach of workingmen, mechanics and artisans.

You have quoted the price of 25-foot lots in San Francisco, which can be had for \$200 to \$300, but in Honolulu building lots are to be had which are large enough to make from two to four of the lots you speak of in San Francisco for \$100 to \$200.

Even in College Hills, which is a more exclusive suburb, one can buy for \$300 or \$500 a lot large enough to make four of the lots you speak of in San Francisco.

All of this goes to show that the present difficulty is not the lack of reasonably priced building lots, but of transportation to take the workingman, the clerk and the mechanic back and forth from his home in a minimum of time and with a maximum of comfort.

As soon as the present Rapid Transit Company furnishes such service, or any other company which may be able to do it in a quicker time than the present company, Honolulu will have an abundance of cheap home sites in thoroughly healthful locations, within the reach of everyone.

Because in certain extra-desirable loca-

tions, people of large means are willing to pay liberal prices for real estate, it seems unfair to the business interests of the community to give out the impression that cheap home sites cannot be obtained; for the buyer who will walk into any one of the five or six real estate offices in Honolulu with from \$200 to \$500 in his possession, can immediately obtain a deed to any one of a large variety of satisfactory home sites.

What Honolulu most needs is not a lessening of real estate values, but a system of transportation which will make available the satisfactory and moderately priced ground lying in the suburbs within a radius of three miles.

Yours very truly,
GEO. B. MCLELLAN.
GEO. PARIS' VIEWS.

Editor Advertiser: Your statements are misleading, and there are several absurd and incorrect statements in the article to which reference is now made, which appeared in your paper. Honolulu is certainly the only and an important metropolis of a very wealthy Territory, and homes for business men in Honolulu are more desirable for the amount paid for them than any on the Pacific Coast, if you compare salaries with comforts required here.

Profits in all lines are far in excess of any other part of the United States, hardly excepting mining towns, where there are no comforts or legal or moral protection.

There are properties in Honolulu which do not bring over 4 per cent net above taxes on the valuation set upon them by their owners, but there is plenty of available property, improved and unimproved, which does or can be made to pay the investor more than 12 per cent net and be rented to steady tenants at a fourth less than the prices offering.

Because a man can engage a column of space for a year in the paper at the rate of \$1.50 per month per inch, you must not conclude that the man who pays \$1.50 for a "Lost" or "Found" ad. for one time is being robbed; the conditions are not the same.

The Advertiser's judgment of a year ago was very bad, and I think it so now; prices generally have advanced, and building is going on in keeping with the natural and healthy growth of this metropolis.

Your editor, like the writer, knows what a boom is, and should admit that his statement is certainly not true, if we are to compare any boom town of like or five times its size in the West with Honolulu.

Any man of moderate means can buy a home, convenient to his business in Honolulu now, and pay for the same out of his savings if he is thrifty and working for a salary and be out of debt within five years. This is a fact which few towns can boast of.

Yes; you may use my name or not, just as you please; but if I am called down by the editor, I want a chance to talk back. (FROM GEO. PARIS.)

Corporation Notices.

KAHUKU PLANTATION CO.

A DIVIDEND WILL BE PAID AT the office of M. S. Grinbaum & Co., on March 30, 1901, and no transfers of shares will be entered on the books of this company on the 29th and 30th of March, 1901.

5816 C. BOLTE, Treasurer.

ELECTION OF OFFICERS.

AT THE ADJOURNED ANNUAL meeting of the stockholders of the Waianae Co., Ltd., held this day, the following officers and directors were duly elected for the ensuing year:

G. N. Wilcox, President.
J. O. Carter, Vice President.
J. M. Dowsett, Secretary and Treas.
Henry Holmes, Auditor.

Directors—G. N. Wilcox, J. M. Dowsett, J. O. Carter.
J. M. DOWSETT, Secretary.
Honolulu, March 25, 1901. 5815

ELECTION OF OFFICERS.

AT THE ADJOURNED ANNUAL meeting of the stockholders of the Inter-Island Steam Navigation Co., Ltd., held this day, the following officers and directors were duly elected for the ensuing year:

J. Ena, President.
James L. McLean, Vice President.
N. E. Gedde, Treasurer.
C. H. Clapp, Secretary.
T. W. Hobron, Auditor.

Directors—J. Ena, G. N. Wilcox, A. S. Wilcox, W. O. Smith, August Dreier, H. M. von Holt and J. M. Dowsett.
C. H. CLAPP, Secretary.
Honolulu, March 25, 1901. 5814

NOTICE.

AT A SPECIAL DIRECTORS' meeting of the Oceanic Gas and Electric Co., Ltd., held March 13, 1901, the following resolutions were passed:

1. All delinquent stockholders be notified that if delinquent assessments are not paid by the first day of April, 1901, a sufficient amount of such stock shall be sold to pay such assessment.
2. The remaining 50 per cent due on the assessable stock of this company be called in monthly assessments of 10 per cent each, beginning with April 15th next. Said assessment to become delinquent at the expiration of thirty days from date called, and subject to sale at auction, if not paid within thirty days after same becomes delinquent, in accordance with the by-laws of the company.

M. M. KOHN, Secretary

HAWAIIAN LODGE, NO. 21, F. & A. M.

There will be a special meeting of Hawaiian Lodge No. 21, F. & A. M., at its hall, Masonic Temple, corner of Hotel and Alakea streets, THIS FRIDAY EVENING, March 29th, at 7:30 o'clock.

WORK IN FIRST DEGREE.

Members of Pacific Lodge, Lodge of Progress and all sojourning brethren are fraternally invited to attend.
By order of W. M.
K. R. G. WALLACE, Secretary.

OAHU LODGE NO. 1, K. OF P.</